



For Lease

\$3,000 Bonus to Tenant Rep*

6150 Diamond Centre Court #1101, Fort Myers, FL 33912



PROPERTY SUMMARY

Conveniently located at 6150 Diamond Centre Court #1101, Fort Myers, FL, 33912, this exceptional commercial property offers move-in ready convenience and a versatile layout to suit your business needs. Boasting five well-appointed offices, an open work area, and a spacious breakroom, this space is thoughtfully designed for productivity and comfort. With the added benefit of 18 shared parking spaces, clients and employees will find ample parking for easy access. Embrace the prime location and transform this space into the ideal setting for your business to thrive.

PROPERTY HIGHLIGHTS

- **\$3,000 Bonus to Tenant Rep with a 2 Year or More Fully Executed Lease**
- Move-In Ready
- 5 Private Offices
- Open Work Area, Large Breakroom
- Central Location

Lease Rate	\$16.11 SF/yr (NNN)
CAM	\$11.89 PSF
Available Space	2,240 SF
Year Built	2005
Zoning	CPD



Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com

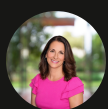
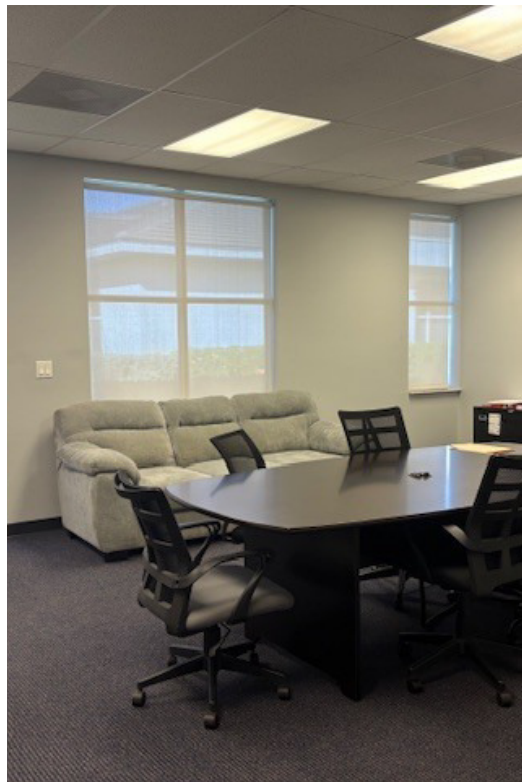




For Lease

Diamond Centre #1101

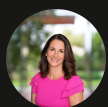
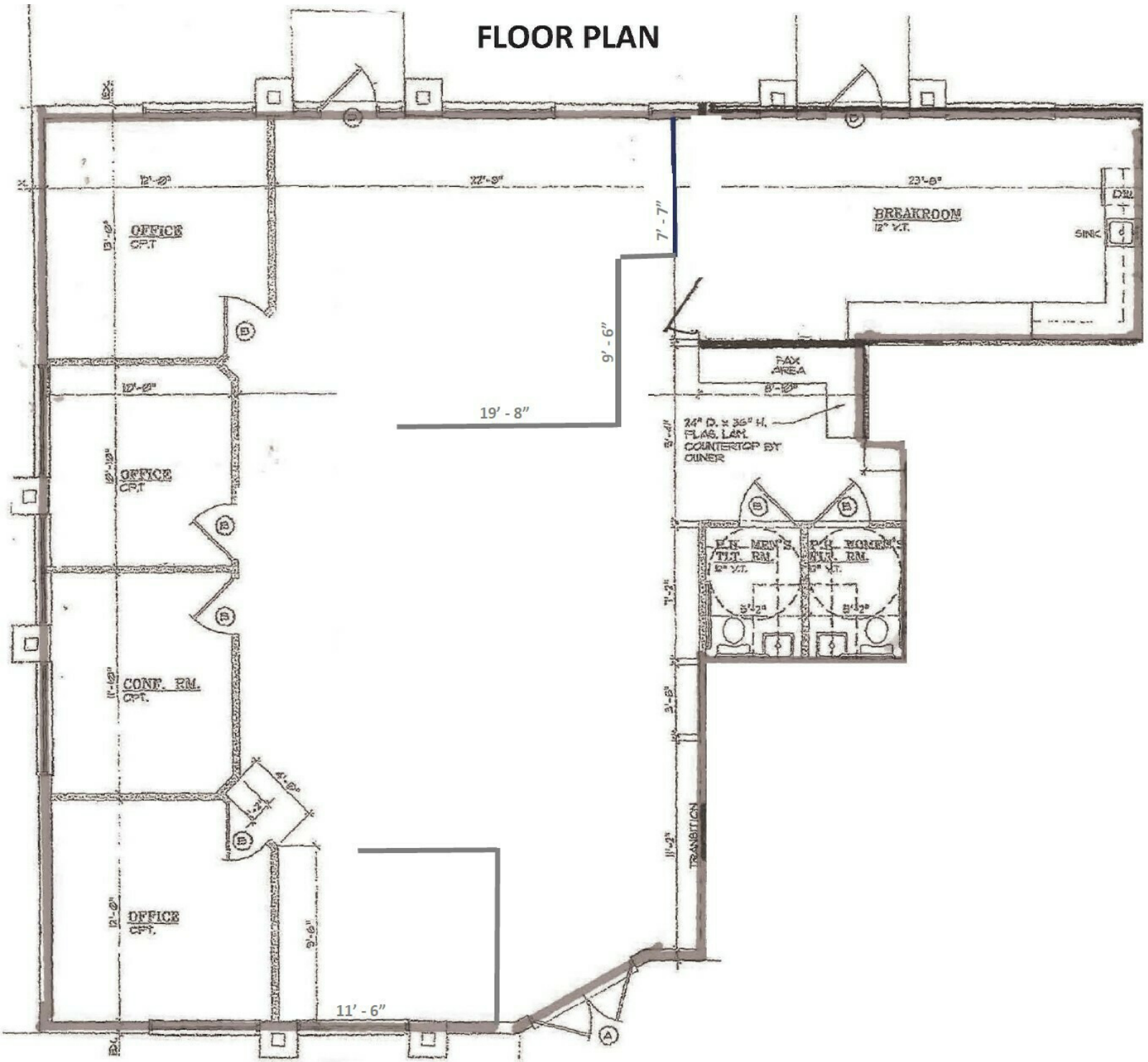
6150 Diamond Centre Court #1101, Fort Myers, FL 33912



Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com



FLOOR PLAN



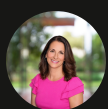
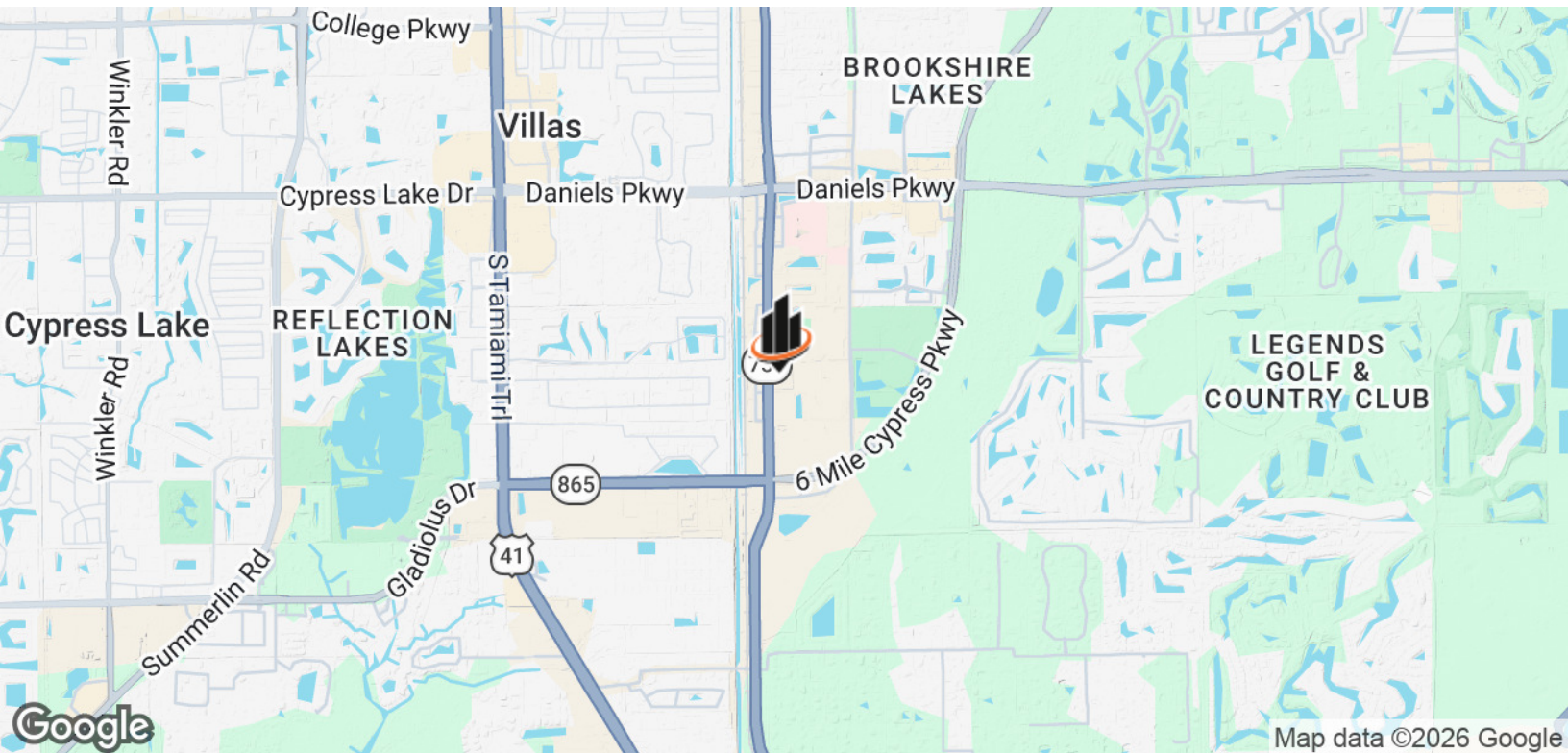
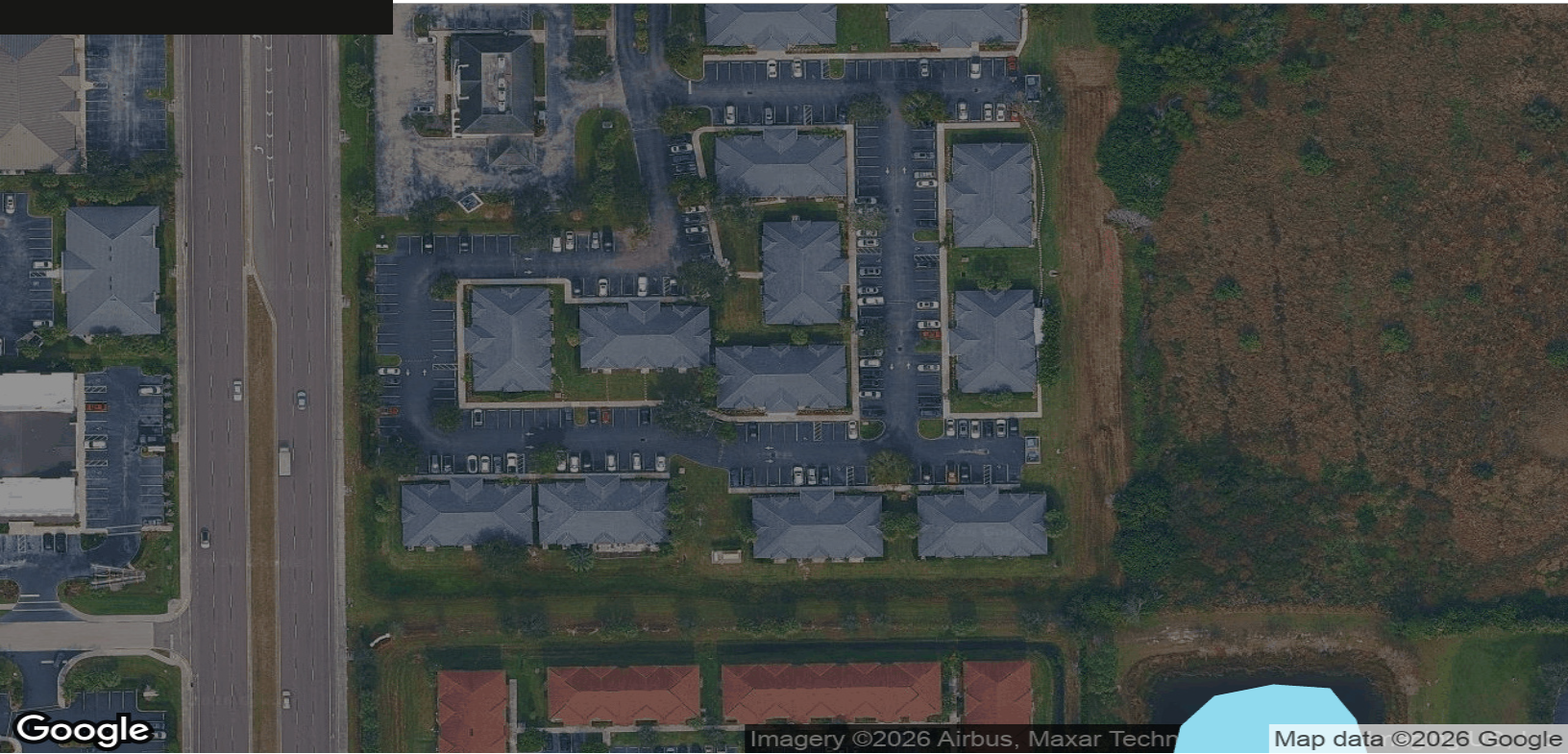
Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com



For Lease

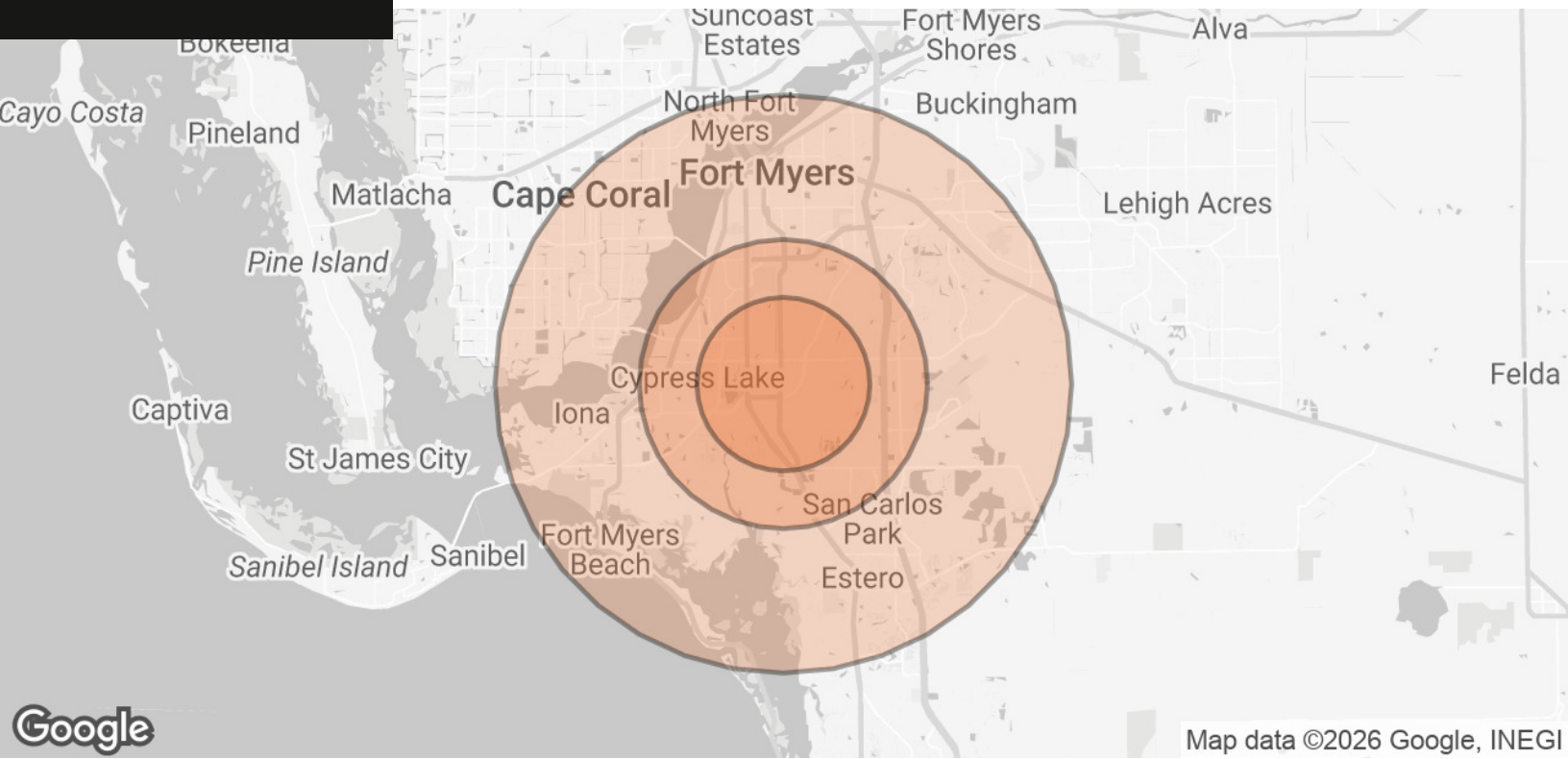
Diamond Centre #1101

6150 Diamond Centre Court #1101, Fort Myers, FL 33912



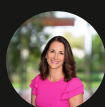
Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com





POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	49,050	125,846	423,281
AVERAGE AGE	53	50	49
AVERAGE AGE (MALE)	53	49	48
AVERAGE AGE (FEMALE)	54	50	50
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	24,052	58,314	185,724
# OF PERSONS PER HH	2	2.2	2.3
AVERAGE HH INCOME	\$98,510	\$99,678	\$99,516
AVERAGE HOUSE VALUE	\$362,750	\$382,681	\$407,773

Demographics data derived from AlphaMap



Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com